**Woodland Lake Shore Rules and Regulations – 6/20/2022**

Woodland Lake Shore Homeowners Association Rules and Regulations contains general information about the Woodland Lake Shore Homeowners Association, clarifications of the governing documents where needed, and rules and regulations adopted by the Board of Trustees as allowed in the Association’s governing documents. Rules and Regulations have been adopted with the intent of providing the residents of WLSHA with a practical plan for day-to-day living in our Association. A successful Association is a community of owners who exhibit a pride of homeownership and share a common vision as to what constitutes a desirable neighborhood. Rules and regulations are reviewed on an ongoing basis by the Woodland Lake Shore Board of Trustees. These rules and regulations have been developed and are being put in to place in order to provide a safe, secure neighborhood, and to protect our property values - the most vital asset of the neighborhood. This document is a supplement to the “Deeds & Restrictions, and By Laws”. These Rules and Regulations are binding on all Homeowners, their families, renters and guests. It should be understood that these rules and regulations are binding to all tenants as well as owners. Any necessary action that needs to be taken will be considered a violation by both owner and the tenant of the property in question. These rules and regulations shall be effective immediately having been adopted by the Woodland Lake Shore Board of Trustees on 6/20/2022. These rules and regulations shall remain in effect until superseded by revisions approved by the Woodland Lake Shore Board of Trustees.

**Leasing Policy Rules Relating to Leases, Lessees and Non-Resident Homeowners**

1. The Owner must make available to the Lessee copies of the Deeds and Restrictions, By-laws, and the Rules and Regulations, and the Lessee shall be subject to and shall comply with all the terms thereof. The Owner shall assume responsibility for any violation by his/her tenant of the Deeds and Restrictions, By-laws, or Rules & Regulations. If a tenant violates any provision of the Declaration, By-laws, or Rules & Regulations, the Board at its discretion shall determine what action or actions should be taken against the Owner and/or tenant, as the case may be up to and including pursuing lease termination/eviction through proper court proceedings.
2. All costs and expenses, including court costs and attorney fees, incurred by the Board in connection with any violations under this leasing policy shall be assessed to the account of the Homeowner responsible thereof.
3. All off-site Homeowners shall provide the WLSHA, in writing, their current address(es) and telephone number(s) where they may be reached in an emergency, both at home and at work. Any expenses incurred by the Association in locating an Owner who fails to provide such information shall be assessed to that Homeowner. Any Owner who fails to provide his current mailing address shall be deemed to have waived the right to receive notices at any address other than the address of the home being leased.

**Rules Applicable to all Association property (including platted roads, road ends, and Park)**

1. Homeowners are responsible for the conduct of all their residents, children and guests.
2. All Homeowner, residents, children, and/or their guests are required to abide by local ordinance (Brighton Township) governing curfew and noise ordinance. A link to township ordinances is provided at the end of this document.
3. Homeowners, residents, renters and their guests will not discharge refuse, litter, debris or other objects onto association property, or into the lake or pond, at any time. Those homeowners, residents, renters or guests found discharging refuse, litter, debris or other objects are subject to fines and/or liens.
4. Residents are encouraged to maintain (mow, water, seasonal landscaping, etc.) the association property defined as the “green space” meaning the property from their parcel boundary to the paved portion of the platted association road.
5. Any proposed improvements to association property (ex: substantial hardscape landscaping or additional paving) requires approval by the board.
6. No toys, sports related equipment, bicycles, lawn chairs or any other personal property shall be stored on association property. It is understood that portions of association property will be used for purposes of entertaining or daily use and might involve chairs, nets, tents, games etc. However, residents should plan to completely remove such property within 48 hours of the event. Failure to do so is subject to fines and/or liens.
7. Use of association property for purposes of hosting a gathering or event of 50 or more guests requires approval of the Board and evidence of liability insurance coverage in the minimum amount of $1M listing the association as an additional insured party.
8. Unauthorized storage of any kind is expressly prohibited on all association property with exceptions as noted in section I. Homeowners, residents, renters or guests who do store anything without written authorization from the board shall be subject to fines and/or liens until the item(s) are removed. Further, the Association may elect to remove and store items at its discretion. Any fees associated with removal and/or storage are the responsibility of the homeowner, residents, renters or guests.
9. Exception: Most association parcels include existing paved portions of association property that connect a homeowner’s driveway to a main association road(s). These surfaces, while technically association property, are appropriate to continue use for parking and storage of properly/currently licensed vehicles, trailers, or watercraft.

Items specific to NON-WATERFRONT residents. Note: non-waterfront residents must be current with respect to payment of dues and/or any open liens/fines in order to enjoy these privileges.

1. Only one watercraft allowed (or 2 in the case of jet skis/PWC) per non waterfront resident
2. An “MC” number must be provided to the board in order to be eligible for a slot
3. Slots will be available on a first come first serve basis (maximum of four boats and two docks at Carols Drive road end). Overflows may be considered at the community park at the discretion of and with written approval from the Board).
4. Only safely maintained docks are allowed and ownership must be by a Carols Drive, non-waterfront resident.
5. No boat launching allowed on association property.
6. No storage of any form vehicles, trailers, campers, personal items or trash cans. Violations will be subject to fines and/or liens.
7. Only storage of Carols Drive, non-waterfront residents boat hoist and docks (October 15th – April 15th) will be permitted at Carols Drive road end, or park (again at the discretion of and with approval from the Board).
8. Association is not liable for any docks, equipment, or boats kept in the aforementioned area.

**General Rules**

**Garbage** – All rubbish, trash and garbage shall be regularly removed from the property and shall not be allowed to accumulate. Association Board of Trustees shall determine the rubbish collection contractor to be utilized for all homes in the Association. Alternative rubbish collection contractors are prohibited. The Board of Trustees will obtain competitive bids to obtain a reasonable cost/benefit service to the owners. Owners or residents who obtain alternative rubbish collection service shall be in violation and will be subject to a twenty-five dollar ($25.00) fine each week that a non-authorized rubbish collector is used. Owners are responsible for the compliance of their tenants. Owners or residents who transport their own trash in their own vehicle shall not be in violation of this regulation.

**Parking** – As in any subdivision or association, your driveway should be considered your primary parking location. The Board understands that for daytime visitors, occasional out of town guests, gatherings etc., temporary parking will be needed that may involve association property – we simply ask that you use good neighborly judgement in that regard. Good and neighborly judgement would include assuring that all vehicles parked on association property are truly temporary in nature and are not parked in a way that becomes an impediment to normal and safe traffic flow on association paved roads. If we all exercise good judgement in this regard, additional future specificity with regard to parking rules can be avoided.

**The following items are governed by Brighton Township ordinances and/or state Laws. Residents’ concerns with any of these issues should be directed to the appropriate governing authorities.**

1. **Exterior** – The exterior of the dwelling must be kept in reasonably good repair. Any concerns with appearance, abandoned vehicles and/or blight should be evaluated against Brighton Township ordinances and brought to the attention of the township where appropriate.
2. **Fences** – All fences must be installed in accordance Brighton Township ordinances. A permit from Brighton Township is needed to install a fence on your property.
3. **Garage Sales** – Residents must abide and comply with Brighton Township ordinances regarding garage sales.
4. **Pets** – Please pick up after your pets and follow all Brighton Township ordinances and state laws with regard to pets.
5. **Sheds** – All sheds must be built in accordance with all Brighton Township ordinances. A permit from Brighton Township is needed in order to install a shed on your property.

**Enforcement and Fee Guidelines**

Violations of these Rules and Regulations will be brought to the attention of the homeowner and/or renter via US mail and/or email notification.

The homeowner/renter will have a “grace period” to address the violation as specified in the letter/email referenced above but generally in the range of 2 to 7 days (depending on the nature/severity of the offense).

Once the grace period has expired, fines and/or liens will be administered at the sole discretion of the Woodland Lake Shore Board of Trustees. With the exception of the previously mentioned weekly garbage fine of $25, it is the Board’s position that minimum fines will be $50 for an initial offense. Notifications of such fines will be in writing via US mail and/or email notices with a documented due date which will generally be 30 days.

After the documented due date has expired without resolution, fines in the same amount will be issued monthly until the violation is rectified. Owed fees will be assessed to the account of the Homeowner.

It is within the Woodland Lake Shore Board of Trustees authority to place a lien on the subject property for the amounts owed at any time and at its sole discretion.

All costs and expenses, including court costs and attorney fees, incurred by the Board in connection with any violations under these Rules and Regulations shall be the responsibility of the Homeowner with such fees being assessed to the account of the Homeowner.

**Links of interest**

Brighton Township Code of Ordinances: <https://www.brightontwp.com/173/Code-of-Ordinances>

WLSHA website: <https://woodlandshorehomeownersassocation.wildapricot.org/>